

# MINUTES

FLORESVILLE ECONOMIC DEVELOPMENT CORPORATION  
REGULAR MEETING APRIL 10th, 2023 6:00 PM  
FLORESVILLE CITY HALL COUNCIL CHAMBERS  
1120 D STREET, Floresville, Texas 78114

**Call meeting to order at:** 6:01 pm by President Ray Lamberth.

**Establish Quorum:** Fred Gonzales, Randy Bruett, Cecelia Rodriguez, Jaron Medina, Ray Lamberth, Liana Martinez, Ben Reed, Charlotte Ximenez-Nelson, Sylvia Rodriguez, Andy Joslin

**Absent:** Roy Idrach

**Guests:** Greg Ripps, Jeremy McDonald with Rise Broadband

**Invocation by:** Fred Gonzales

**Recite U.S. Pledge of Allegiance & Texas Pledge led by Board President.**

**Citizen Comments:** None

## 1. OLD BUSINESS

- a. C&A to approve meeting minutes for the Regular Meeting held on March 20th, 2023.

**Motion:** Fred Gonzales, **Seconded:** Randy Bruett

**Citizens Comments:** None

**Vote: For: 5 Against: 0 Abstain: 1 Absent: 1**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach				X
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina			X	
Cecelia Rodriguez	X			

## 2. PRESENTATION/DISCUSSION

- a. Financial Overview of March 2023 Treasurer: Roy Idrach  
Executive Director Ben Reed presented in Roy Idrach's absence.

- b. FELPS project update at 1400 4<sup>th</sup> Street LPA: Michelyn Smith  
A video was played for the Board of Directors showing the future downtown Business Plaza Project. Michelyn Smith provided an update on what has been completed thus far and what is to be done next.

**Fred Gonzales** inquired on the source of income for funding the project and where does the debt end with the rest of our other projects.

In response, **Ben Reed** explained to date we have acquired a 2-million-dollar bond as of November 2021 for the purchase of the two FELPS properties and we have roughly \$600,000 set aside for the renovations. In addition, we are applying for Grants from the Texas Parks and Wildlife, USDA and Economic Development Administration (EDA). Ben Reed will be sending the Preliminary Engineer Report, which has the cost breakdown and the Environmental Report that were provided to the Board of Directors February 2022, to the new board members to provide that history.

City Manager **Andy Joslin** expressed concern to not hinder the progress of this project but wants to be assured there is an asbestos report and the remediation process has been addressed accordingly, so we can move forward.

3. **NEW BUSINESS**

- a. C&A to approve marketing and advertising for the 1st Annual Cathy Peeler Senior Olympics to be held May 15<sup>th</sup> – 19<sup>th</sup>, 2023. Cecelia Rodriguez

Cecelia Rodriguez who is coordinating the 1<sup>st</sup> Annual Cathy Peeler 2023 Senior Olympics is requesting marketing and advertising funds to support the week activities for our Seniors. There will be 4 homes who participate in the Games and it will end with a Bar-B-Que lunch with games, trophies and prizes being awarded. Sponsors will be advertised on the shirts the Olympians and employees' wear for the events.

Motion made to approve marketing and advertising the 1<sup>st</sup> Annual Cathy Peeler Senior Olympics in the amount of \$2000.

**MOTION BY: Fred Gonzales, SECONDED BY: Jaron Medina**

**Citizens Comments:** Randy Bruett expressed his concern of having a Board Member present for a cause to request funding. Attorney Rodriguez advised we need policies and procedures for this type of item to be transparent.

**Vote: For: 4 Against: 1 Abstain: 1 Absent: 1**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach				X
Liana Martinez		X		
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez			X	

- b. C&A to approve Documation IT set up to include WIFI at 1210 C Street. Exec. Dir.: Ben Reed

Ben Reed explained the Documentation IT service agreement that was handed to each board member was received this afternoon. Randy Bruett explained the motion does not capture the action that represents the agenda item. The Master Technology Solutions Agreement that needs to get approved for the information technology set up is for a specific dollar amount.

Attorney Rodriguez explained the agenda item can be amended to reflect the motion. Fred Gonzales explained the item here does not provide transparency. The agenda item needs to be revised with specific wording. Ben Reed advised this item does not have a time constraint and can be tabled and presented correctly at a next meeting.

**MOTION BY: Fred Gonzales, SECONDED BY: Randy Bruett**  
**Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 1**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach				X
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- c. C&A to approve a term lease with Rise Broadband for equipment storage.  
 Jeremy McDonald

Jeremy McDonald explained that Rise Broadband is looking for a lay yard for its supply. Their timeframe is May or June to provide fiber to our area. Ben Reed is looking for approval to allow Rise to use our 1146 Hwy 181 S facility and negotiate the term lease.

Randy Bruett made a motion to authorize the Executive Director the ability to negotiate the term lease with Rise Broadband for their equipment storage.

**MOTION BY: Randy Bruett, SECONDED BY: Fred Gonzales**  
**Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 1**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach				X
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- d. C&A to amend the 2022-2023 Financial Budget.  
 Exec. Dir.: Ben Reed

Ben Reed requested to have this item tabled until next month after we have had our Parks workshop create our Parks priority list.

**MOTION BY: Fred Gonzales, SECONDED BY: Randy Bruett**  
**Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 1**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach				X
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- e. C&A to approve a workshop date for FEDC to create a Parks priority list.  
Exec. Dir.: Ben Reed

Motion to authorize our Executive Director to work out a Workshop date for FEDC to create a parks priority list to suit our needs and avoid any problems.

**MOTION BY: Fred Gonzales, SECONDED BY: Randy Bruett**  
**Citizens Comments: None**

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 1**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach				X
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

- f. C&A to discuss future agenda items.  
Exec. Dir.: Ben Reed

Ben Reed explained we need a volunteer for the Tourism Board or we can nominate an appointee at our next regular meeting.

No action taken.

Ben Reed then spoke of policies and procedures we need to have in place on presentation items following best practices and to avoid having future issues.

No action taken.

4. **EXECUTIVE SESSION:**

Motion made to go into closed session.

**Motion:** Fred Gonzales, **Seconded:** Randy Bruett, **Time:** 7:10 pm.  
**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 1**  
**B.O.D. Names For Against Abstain Absent**  
Ray Lamberth X  
Randy Bruett X  
Roy Idrach X  
Liana Martinez X  
Fred Gonzales X  
Jaron Medina X  
Cecelia Rodriguez X

**Executive Session in accordance with Texas Government Code Chapter 551**

The Floresville Economic Development Corporation may at any time during the meeting close the meeting and hold an executive session pursuant to the Texas Open meetings Act codified as Chapter 551, Texas Government Code which permits closed meetings pursuant to Section 551.071 for purposes of consulting with its attorneys; Section 551.072 deliberating about real property; section 551.073 deliberating about gifts, and donations; section 551.074 deliberating about personnel matters; Section 551.076 deliberating about security devices; Section 551.084 regarding exclusion of witness in connection with an investigation; Section 551.086 deliberating, voting, and taking action as a power utility on a competitive matter; Section 551.087 deliberating about economic development negotiations; and Section 551.088 deliberating about test items to discuss and/or deliberate any of the posted matters to be considered during the open meeting. If it does go into Executive Session, the Floresville Economic Development Corporation may deliberate in executive session, vote on the matter in open session, and announce it for the minutes.

(a). Pursuant to Section 551.074 of the Texas Government Code – Deliberate about personnel matters; Executive Director’s mid-year review.

(b). Return to Open Session and take possible action following executive session of the above item in 4. (a).

Motion made to return to open session.

**Motion:** Liana Martínez, **Seconded:** Randy Bruett, **Time:** 8:50 pm.  
**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 1**  
**B.O.D. Names For Against Abstain Absent**  
Ray Lamberth X  
Randy Bruett X  
Roy Idrach X  
Liana Martinez X  
Fred Gonzales X  
Jaron Medina X  
Cecelia Rodriguez X

**ACTION:** Vice-President Martinez made a motion to modify Ben Reed's contract to reflect an extension to September 30, 2028 and to modify that he will be evaluated annually beginning September 30, 2023 and to omit section 14 (a.) from the contract. He received a rating of 3.9 out of 5 on his evaluation.

**Motion:** Liana Martinez, **Seconded:** Randy Bruett

**Citizens Comments:** None

**Vote: For: 6 Against: 0 Abstain: 0 Absent: 1**

<u>B.O.D. Names</u>	<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
Ray Lamberth	X			
Randy Bruett	X			
Roy Idrach				X
Liana Martinez	X			
Fred Gonzales	X			
Jaron Medina	X			
Cecelia Rodriguez	X			

5. **EXECUTIVE DIRECTOR UPDATE**

1. Received the asbestos Abatement Design Specification for interior demolition
2. Waiting on survey and topo from SurGis of Texas
3. Retail Live in Austin Texas, August 31th 2023
4. Meeting with Realty Companies with interested Developers
5. Trip to Washington DC
6. Western Shindig April 15<sup>th</sup> 2023 – Wilson County Historical Society

6. **EXECUTIVE DIRECTORS GOALS UPDATE:**

1. Properties to increase tax revenue
2. Promote downtown design
3. Showcase historical value
4. Highway 181 City entry way
5. Sewer line on 181 finalizations to determine cost associated with same
6. Logo/Brand for City of Floresville

7. **ADJOURNMENT:** Having no further business to discuss, the meeting adjourned at 8:59 pm.

Benjamin T. Reed, FEDC Executive Director